

February 4, 2008

Honorable C. Nelson Harris, Mayor
Honorable David B. Trinkle, Vice Mayor
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Mayor
Honorable Sherman P. Lea, Council Member
Honorable Gwendolyn W. Mason, Council Member
Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: 2007 Annual Report -Architectural Review Board (ARB)

I am pleased to provide this report on the Board's activity, accomplishments, and attendance for calendar year 2007.

Application activity

Activity in the historic districts continues to increase with double-digit growth in the number of applications. Staff and the ARB considered 154 applications, up 11% over 2006. Ninety-six percent of the applications were approved or withdrawn by the applicant. To expedite approvals, the ARB delegates approval authority for certain types of projects to the Agent. Nearly 40% of applications were reviewed and approved through this fast-track process. Typically, such approvals are given within four business days of receiving the application. A detailed list of Certificates of Appropriateness is attached for your information.

Investment in historic districts continues to accelerate and property values in the historic districts continue to outpace the rest of the City. Residential building values in the H-1 and H-2 Districts increased 8.75% during the last assessment, while values throughout the rest of the City increased 7.39%. Forty-three real estate tax abatement projects closed and 29 new applications were filed during 2007.

Appeal activity:

Typically, five to seven cases are appealed to City Council each year. The three appeals filed during 2007 were fewer than in previous years:

1. The Dawn Waters case was remanded back to the ARB, where the request was modified and later gained ARB approval.
2. Demolition of 806 Marshall was tabled for six months.
3. City Council upheld the ARB's decision in the Anselmo case.

The Don Petersen appeal, filed in 2006 and heard in 2007, resulted in City Council approving a modified application for wooden windows.

Summary of Activities

The highlight of the past year was the adoption of new Architectural Design Guidelines. The Board also initiated an update of the Board's policies and procedures in response to concerns raised during the public involvement meetings to update the guidelines.

Staff worked to leverage Certified Local Government grant funds to support the *Renovate Roanoke* preservation fair, complete an update the Architectural Review Guidelines, and provide training for staff.

Staff continues efforts to increase awareness of the historic district requirements through annual spring mailings to all property owners in the historic districts and all contractors in the Roanoke Valley. The Department of Real Estate Valuation also sends notices to all new property owners in the historic districts. To further enhance these efforts, the ARB will work with staff to create an education and outreach program during 2008.

Respectfully submitted,

Barbara Botkin, Chair
Architectural Review Board

cc: Darlene L. Burcham, City Manager
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney
Stephanie Moon, City Clerk
Tom Carr, Director, Planning Building and Development
Erica J. Taylor, Agent, Architectural Review Board

**Architectural Review Board
Certificates of Appropriateness
2007**

CA No.	Date	Applicant	Location	District	Request	Action
07-001	1/11/07	Roanoke Redevelopment & Housing Authority	402 Day Ave, SW	H2	Exterior renovations	Approved
07-002	1/11/07	Roanoke Redevelopment & Housing Authority	421 Day Ave, SW	H2	Exterior renovations	Approved
07-003	1/11/07	City of Roanoke	10 Jefferson St, SE	H1	Two signs	Approved
07-004	1/11/07	City of Roanoke Market	32 Market Sq, SE	H1	Sign	Withdrawn
07-005	2/08/07	Lotz Funeral Home	1001 Franklin Rd, SW	H2	Window replacement	Withdrawn
07-006	2/08/07	Old Southwest, Inc.	Various locations in Old Southwest District	H2	20 trash cans	Approved
07-007	2/08/07	James Haynes	549 Elm Ave, SW	H2	Wood windows	Approved
07-008	2/08/07	202 MSC LLC	202 Market Sq, SE	H1	Three awnings	Approved
07-009	2/08/07	Chris & Sarah Muse	549 Day Ave, SW	H2	Exterior renovations	Approved
07-010	2/08/07	Carey & Kelsey Properties	117 Campbell Ave, SE	H1	Façade renovations	Approved
07-011	2/08/07	Roanoke Redevelopment & Housing Authority	441 Day Ave, SW	H2	Rear porch & decks	Approved
07-012	2/08/07	Roanoke Redevelopment &	418 Day Ave, SW	H2	Exterior renovations	Approved

CA No.	Date	Applicant	Location	District	Request	Action
		Housing Authority				
07-013	3/08/07	Demos & Vasiliki Tsiakos	125 Campbell Ave, SE	H1	Neon lighting	Approved
07-014	3/08/07	Steve Wiseman	656 Day Ave, SW	H2	Front door & picture window	Approved
07-015	3/08/07	Timothy Dalton	610 Mountain Ave, SW	H2	Front porch addition	Approved
07-016	3/08/07	Roanoke Redevelopment & Housing Authority	420 Day Ave, SW	H2	Exterior modifications	Approved
07-017	3/08/07	Roanoke Redevelopment & Housing Authority	437 Day Ave, SW	H2	Exterior modifications	Approved
07-018	3/08/07	Roanoke Redevelopment & Housing Authority	440 Day Ave, SW	H2	Exterior modifications	Approved
07-019	3/08/07	LMS LLC	1016 2 nd St, SW	H2	New sign	Withdrawn
07-020	4/12/07	Emily Jewett & Stephen Poff	617 Highland Ave, SW	H2	Garage siding & door	Approved
07-021	4/12/07	Elaine Fleck	427 Mountain Ave, SW	H2	Rose Arbor	Approved
07-022	4/12/07	Timothy Wilborne	514 Mountain Ave, SW	H2	Post replacements	Approved
07-023	4/12/07	Steve Wiseman	656 Day Ave, SW	H2	Porch additions & chimney removal	Approved
07-024	4/12/07	202 MSC LLC	202 Market Sq, SE	H1	3 Banner signs	Approved
07-025	4/12/07	Saunders & Wells Investments, Inc.	115 Salem Ave, SE	H1	Painting & trimwork	Approved

CA No.	Date	Applicant	Location	District	Request	Action
07-026	4/12/07	Michael Thompson	533 Elm Ave, SW	H2	Window replacement	Denied
07-027	4/12/07	Donald Harwood	509 Day Ave, SW	H2	Exterior renovations	Approved
07-028	5/24/07	Saunders & Wells, Inc.	115 Salem Ave, SE	H1	Light fixtures	Approved
07-029	5/24/07	Jesus is Lord Church	702 Ferdinand Ave, SW	H2	Monument sign	Approved
07-030	5/24/07	Maury Strauss	212 Highland Ave, SW	H2	Dryvit siding	Approved
07-031	5/24/07	Mark & Venetta Manson	434 King George Ave, SW	H2	Sidewalk pavers	Approved
07-032	5/21/07	Don Petersen	210-214 Market St, SE	H1	Window replacements with conditions from City Council	Approved
07-033	6/14/07	Dawn Waters	377 Albemarle Ave, SW	H2	Window replacements	Denied
07-034	6/14/07	CT & Luanne Meredith	366 Highland Ave, SW	H2	Roof replacement	Approved
07-035	6/14/07	CBO Properties	1401 Franklin Rd, SW	H2	Exterior renovations	Denied
07-036	6/14/07	LMS, LLC	1016 2 nd St, SW	H2	Freestanding sign	Approved
07-037	6/14/07	Calvary Baptist Church	608 Campbell Ave, SW	H2	Wall signs	Approved
07-038	6/14/07	Calvary Baptist Church	608 Campbell Ave, SW	H2	2 door replacements	Denied
07-039	6/14/07	Charles Evans	544 Elm Ave, SW	H2	Roof replacements	Approved
07-040	6/14/07	Timothy Wilborne	514 Mountain Ave, SW	H2	New front door	Approved
07-041	6/14/07	202 MSC LLC	202 Market Sq, SE	H1	Banner signs & awnings	Approved
07-042	6/14/07	Metropolitan Properties	210 Market St, SE	H1	3 awnings	Approved
07-043	6/14/07	Metropolitan Properties	210-214 Market St, SE	H1	Reconstruction of the balcony	Approved
07-044	6/14/07	John Woodrum	124 Campbell Ave, SW	H2	Paint storefront	Approved
07-045	6/14/07	Roanoke Redevelopment &	421 Day Ave, SW	H2	Exterior renovations	Approved

CA No.	Date	Applicant	Location	District	Request	Action
		Housing Authority				
07-046	6/14/07	Roanoke Redevelopment & Housing Authority	434 Day Ave, SW	H2	Exterior renovations	Approved
07-047	7/12/07	Brian Burton	1334 Clarke Ave, SW	H2	Concrete driveway & retaining wall	Approved
07-048	7/12/07	Robert Powell	431 King George Ave, SW	H2	Storm door replacement	Approved
07-049	7/12/07	Saunders & Wells, Inc.	115 Salem Ave, SE	H1	Signs & painting	Approved
07-050	7/12/07	Melinda Kantor	1114 4 th St, SW	H2	Exterior renovations	Approved
07-051	7/12/07	Redgate Avenue, LLC	423 Janette Ave, SW	H2	Window replacement	Withdrawn
07-052	7/12/07	CM By Design	429 Elm Ave, SW	H2	Loading ramp	Denied
07-053	8/09/07	William Gall	536 Elm Ave, SW	H2	Roof replacement	Denied
07-054	8/09/07	James Haynes	349 Walnut Ave, SW	H2	Retaining wall replacement	Approved
07-055	8/09/07	John & Debra LaTempa	531 Day Ave, SW	H2	2 window replacements	Approved
07-056	8/09/07	O. Sands Woody, Jr.	24 Church Ave, SE	H1	3 rd floor addition	Approved
07-057	8/09/07	City of Roanoke	15 Patton Ave, NW	H2	Library additions	Approved
07-058	8/09/07	Henry Nelson, III	12 Campbell Ave, SE	H1	Storefront rehabilitation	Approved
07-059	8/09/07	Jason Landreth	118 Campbell Ave, SW	H2	Painting, sign, & lettering	Approved
07-060	8/21/07	Aubrey Hicks	648 Day Ave, SW	H2	Roof replacement	Approved
07-061	9/13/07	Calvary Baptist Church	608 Campbell Ave, SW	H2	Painting brick wall	Approved
07-062	9/13/07	Heather McVey	346 Allison Ave, SW	H2	6' privacy fence	Approved
07-063	9/13/07	Roanoke Valley Council of Community Services	502 Campbell Ave, SW	H2	Window & wall signs	Approved

CA No.	Date	Applicant	Location	District	Request	Action
07-064	9/13/07	Melinda Kantor	1114 4 th St, SW	H2	ADA ramp & handrail	Approved
07-065	9/13/07	Dennis & Donna Kerns	513 Day Ave, SW	H2	Installation of brick wall	Approved
07-066	9/13/07	John & Ronda Percaric	371 Walnut Ave, SW	H2	Standing seam metal roof, windows & siding	Approved
07-067	9/13/07	Steve & Julia Hartman	303 Market St, SE	H1	Renovation of storefront	Approved
07-068	9/13/07	Mardoel Hernandez	502 Elm Ave, SW	H2	Sign, gas tanks, canopy & trash screen fence	Approved
07-069	9/13/07	Reginald Church	528 Woods Ave, SW	H2	Iron handrail	Approved
07-070	9/13/07	Commonwealth Acquisition Group	1344 Maple Ave, SW	H2	Repair concrete steps & risers	Approved
07-071	10/11/07	Jerry Hartman	378 Allison Ave, SW	H2	Chimney removal	Approved
07-072	10/11/07	City of Roanoke	15 Patton Ave, NW	H2	Brick finish & windows for additions on library	Approved
07-073	10/11/07	Roanoke Redevelopment & Housing Authority	806 Marshall Ave, SW	H2	Demolition	Denied
07-074	10/11/07	Don Petersen	107 Market Sq, SE	H1	Building mounted sign	Approved
07-075	10/11/07	Jason Hurd & Lory Webster	522 Woods Ave, SW	H2	Storm door	Approved
07-076	10/11/07	Valerie Eagle & Wayne Cundiff	445 Elm Ave, SW	H2	Demo section B, 3' wood fence, & stamped asphalt parking	Approved
07-077	11/08/07	Gary Lumsden	1220 Franklin Rd, SW	H2	Reconstruction of upper rear porch	Approved
07-078	11/08/07	Dawn Waters	377 Albemarle Ave, SW	H2	Window trim solution for window replacement	Approved
07-079	11/08/07	Larry & Wendy Earl	320 Washington Ave, SW	H2	Metal & wood storm windows	Approved

CA No.	Date	Applicant	Location	District	Request	Action
07-080	11/08/07	Benson Property	1119 Franklin Rd, SW & 343 Albemarle Ave, SW	H2	New glass & wood frame front door	Approved
07-081	11/08/07	Scott Parks	401 Elm Ave, SW	H2	Front porch railing	Approved
07-082	11/08/07	Roanoke Redevelopment & Housing Authority	Parking lot on Williamson Rd, SE, tax map # 4011413	H1	6' monument sign	Approved
07-083	11/08/07	Maxine Baker	1702 Patterson Ave, SW	H2	Demolition of lean-to shed	Approved
07-084	11/08/07	John Shelor, Jr.	548 Day Ave, SW	H2	Transom reconstruction & window replacement	Approved
07-085	11/08/07	Mid Atlantic Funding	1125 1 st St, SW	H2	Sign	Approved
07-086	11/08/07	Carey & Kelsey Properties	117 Campbell Ave, SE	H1	Front & rear façade	Approved
07-087	11/08/07	Mark Bogert	1301 3 rd St, SW	H2	Addition on SE corner	Approved
07-088	11/08/07	Dennis & Tim Wilborne	518 Mountain Ave, SW	H2	Wrap around porch & standing seam roof	Approved
07-089	12/13/07	John Kepley	506 Campbell Ave, SW	H2	Retaining wall, steps & fence	Approved
07-090	12/13/07	Nathan Stancill	435 Elm Ave, SW	H2	New front door, handrail, pickets & stairs	Approved
07-091	12/13/07	Barbara Widner	535 Day Ave, SW	H2	Storm door replacement	Approved
07-092	12/13/07	Joe Guerrero & Ana Guadamuz	1630 Patterson Ave, SW	H2	Roof replacement	Approved
07-093	12/13/07	Frank Roupas	629 Day Ave, SW	H2	Lattice below porch	Approved

2007 Administrative Approvals

CA No.	Date	Applicant	Location	District	Request
07-001S	1/08/07	James Matthews	441 Highland Ave, SW	H2	Block wall replacement
07-002S	1/09/07	Jeff Miller	606 Marshall Ave, SW	H2	Removal of concrete block addition, repair siding, & add new siding
07-003S	1/12/07	Steven Wiseman	656 Day Ave, SW	H2	Rear exterior renovations & sidewalk replacement
07-004S	1/18/07	Ronald Jones	713 Highland Ave, SW	H2	Wooden privacy fence
07-005S	1/23/07	John Pernot	419 Day Ave, SW	H2	6' wood privacy fence
07-006S	1/23/07	Meng Haing	1320 Patterson Ave, SW	H2	6' & 4' wood privacy fences
07-007S	1/29/07	Jeff Miller	606 Marshall Ave, SW	H2	Brick pavers
07-008S	1/29/07	Raymond Williams, Jr. James Theimer	534 Elm Ave, SW	H2	Replace privacy fence, replace 3 windows, replace window with French door on rear, frame rear foundation with lattice panels, & reinstall metal railings on front
07-009S	1/30/07	Wendy Blair	521 Washington Ave, SW	H2	Concrete pad in rear
07-010S	2/12/07	Winter-Fields, LLC	624 Janette Ave, SW	H2	Privacy fence, patio doors, al. windows
07-011S	3/01/07	Lou Kadiri	367 Washington Ave, SW	H2	6' wood privacy fence
07-012S	3/01/07	Carriage Services, Inc.	1001 Franklin Rd, SW	H2	Re-facing sign
07-013S	3/05/07	City of Roanoke	215 Church Ave, SW	H2	New window & façade door
07-014S	3/09/07	James Hyams	349 Walnut Ave, SW	H2	Walkway replacement, fence, concrete parking slab replacement

07-015S	3/13/07	Tim Wilborne	514 Mountain Ave, SW	H2	Rear step removal, enclose porch, remove Brick-tex and replace with wood siding, replace back door, remove shed roof and replace with slanted cellar doors & remove carpet and repair front porch floor
07-016S	3/13/07	Elaine Fleck	427 Mountain Ave, SW	H2	6' privacy fence
07-017S	3/15/07	Alison Weaver	516 King George Ave, SW	H2	6' privacy fence
07-018S	3/21/07	Susan Adams	430 Allison Ave, SW	H2	4'x7' storage shed
07-019S	3/23/07	Joey Klein	723 Highland Ave, SW	H2	6' privacy fence
07-020S	3/23/07	Thelma Carner	502 Janette Ave, SW	H2	Replace gutter with seamless
07-021S	4/11/07	Doug Southard	618 Woods Ave, SW	H2	8'x25' deck on rear
07-022S	4/16/07	Pura Vida Properties, LLC	320 Mountain Ave, SW	H2	Rear window removal, door for 3 rd floor egress, & add steps
07-023S	05/04/07	Sean Whitson	604 Elm Ave, SW	H2	30-year architectural shingle roof
07-024S	5/17/07	James O'Keefe	424 Washington Ave, SW	H2	8'x24' deck in rear
07-025S	5/22/07	Joy Taylor	441 Washington Ave, SW	H2	4" concrete slab
07-026S	5/23/07	Gale Sowers	302 Market St, SE	H1	PVC, furnace vents in back wall
07-027S	5/22/07	James Matthews	441 Highland Ave, SW	H2	Block posts to both sides of front walk

07-028S	5/23/07	M.T. Holding Company	109 Norfolk Ave, SW	H1	Upper story sign
07-029S	5/23/07	HSMM	1315 Franklin Rd, SW	H2	Sign replacement
07-030S	5/29/07	Paul Adams Elvis Depriest	540 Day Ave, SW	H2	20'x20' concrete patio in rear
07031S	5/29/07	Holly Kenney	530 King George Ave, SW	H2	6' wood privacy fence
07-032S	5/29/07	Brian Burton	1334 Clarke Ave, SW	H2	Re-concrete existing driveway
07-033S	5/31/07	HSMM	1202 Franklin Rd, SW	H2	Sign replacement
07-034S	6/1/07	Jay & Carrie O'Keefe	424 Washington Ave, SW	H2	Diamond lattice on rear deck
07-035S	6/4/07	Donald Harwood	509 Day Ave, SW	H2	Change full glass door to painted, wood patio door in rear
07-036S	6/15/07	Talecris Plasma Resource Center	502 5 th St, SW	H2	Install bike rack
07-037S	6/15/07	Kevin Stainback	368 Washington Ave, SW	H2	6' wood privacy fence
07-038S	6/19/07	Susan Ausborn	627 Mountain Ave, SW	H2	6' wood privacy fence
07-039S	6/22/07	Wendy Larson Marwood Harris	517 Washington Ave, SW	H2	Reconstruction of detached garage
07-040S	6/26/07	Francis Brown	442 Washington Ave, SW	H2	6' wood privacy fence
07-041S	6/26/07	William Chafin	533 Allison Ave, SW	H2	Garage roof replacement
07-042S	7/18/07	Don Petersen	107 Market ST, SE	H1	½" inset receptors in window and door frames
07-043S	7/30/07	Saunders & Wells, Inc.	106 Market St, SE	H1	Awning replacement
07-044S	8/01/07	Foster Properties, LLC	635 Mountain Ave, SW	H2	Rear deck construction

07-045S	8/14/07	Wendy Blair	521 Washington Ave, SW	H2	Cover plywood walls on enclosed porch with beveled cedar siding
07-046S	8/16/07	John Kepley	1011 Ferdinand Ave, SW	H2	Remove siding & paint underneath
07-047S	8/16/07	Evonne Plebuch	310 Washington Ave, SW	H2	6' wood privacy fence
07-048S	9/11/07	Robert Lawson	374 Washington Ave, SW	H2	Gutter replacement
07-049S	9/11/07	Randy Johnson	221 Albemarle Ave, SW	H2	Roof replacement
07-050S	9/20/07	Tim Kingsbury	373 Albemarle Ave, SW	H2	9 window replacements
07-051S	10/01/07	Diana Austin	353 Albemarle Ave, SW	H2	Window replacement
07-052S	10/09/07	Foster Properties, LLC	315-317 Woods Ave, SW	H2	Exterior aluminum gutters & downspouts
07-053S	10/25/07	Raphael Ferris	127 Campbell Ave, SE	H1	Resurface sign & window signage
07-054S	10/31/07	Teddy Stafford	533 Highland Ave, SW	H2	Porch roof replacement
07-055S	11/12/07	Barbara Widner	535 Day Ave, SW	H2	6' wood privacy fence
07-056S	12/13/07	Don Petersen	210 Market St, SE	H1	Substitution of copper sheeting for stainless steel on balcony roof
07-057S	11/13/07	Melinda Kantor	1114 4 th St, SW	H2	Transom glass replacement
07-058S	12/04/07	Mark Kary	813 5 th St, SW	H2	Rear window replacement
07-059S	12/04/07	Stephen Musselwhite	129 Campbell Ave, SE	H1	Sign face replacement
07-060S	12/26/07	Joshua Meltzer	405 Albemarle Ave, SW	H2	1 1/8" trim on window
07-061S	12/26/07	James Haynes	511 Day Ave, SW	H2	6' wood privacy fence